

**Date:** May 7, 2009

**To:** Nevada City Planning Commission

**From:** Tom Parilo, Contract Planner  
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**Subject:** Workshop to review various Housing Element implementing programs

**RECOMMENDATION:** Conduct a public workshop on these various implementing programs, offer any changes and refer to City Council for their final review.

### **BACKGROUND**

The draft Housing Element has been prepared and is currently undergoing the mandatory California Department of Housing and Community Development (HCD) review. The Initial Study has also been prepared and has been circulated for the mandatory 30 day review. In anticipation that HCD will have sent its comments and the public review of both the Housing Element and Initial Study will be completed toward the end of May, the Advisory Review Committee and formal Planning Commission public hearings should be scheduled in mid to late June of this year. Following the review and recommendation by the Planning Commission, the City Council will then conduct its public hearings on the Housing Element and various implementing programs.

In addition, the City Council will consider the Planning Commission's recommendation regarding the candidate R3 sites at their meeting on May 13, 2009, at which time they will select the preferred sites for rezone. Once determined, those sites will be included with the public hearings on the Housing Element and the various implementing programs.

### **INTRODUCTION**

The purpose of this workshop is for the Planning Commission to review the various implementing programs and provide any comments and/or changes to the City Council. The programs are as follows:

1. Amendment to the Nevada City General Plan (Exhibit A), as follows:
  - a. Creation of High Density Multiple Family Residential land use designation. This designation is intended to accommodate the Very Low and Low income household needs allocation assigned to Nevada City. It will accommodate multiple family housing with density range of 12 to 15 units per acre.
  - b. Inclusion of mixed use residential uses with retail and office developments to facilitate shorter commutes and promote pedestrian activity in the Service Commercial, General Commercial and Professional Office land use designations.
  - c. Encourage housing development in closer proximity to employment centers and light industrial land uses.
2. Amendments to the Municipal Code as follows:
  - a. Zoning Ordinance (Exhibit B)
    - i. Amend the R2 zone to establish the density at 8 dwelling units per acre to be consistent with the MF, Mixed Residential General Plan designation.
    - ii. Create a new R3, High Density Multiple Family Residential Zone to accommodate a maximum of 15 units per acre along with a variety of site development standards to enable project approval through a ministerial review process that is also subject to design review by the Architectural Review Committee.

- iii. Allow land divisions of existing legal lots with two legal dwellings where the resultant parcels are smaller than the minimum lot size of the zoning district. This measure will require that one of the new lots be subject to a 30-year deed restriction for lower income households.
- iv. Add homeless housing facilities as a permitted use in the LI, Light Industrial zoning district and subject to a ministerial review process.
  - Add definitions for Emergency Shelter, Transitional Housing and Supportive Housing.
- v. Allow state licensed residential care homes with up to six residents to the AF, RR, R1 and R2 zoning districts consistent with state law requirements.
- vi. Amend the definition of Public-Quasi Public on include emergency shelters, transitional housing supportive housing and state licensed large residential day care facilities.
- vii. Amend the definition of single family dwelling to include manufactured homes as required by state law.
- viii. Include mixed use residential uses within the Office and Professional, Local Business, and General Business zones.
- ix. Add outdoor lighting standards to Section 17.80.210 of the Zoning Code.
- x. Codify and modify the existing Density Bonus Housing provisions previously enacted as Ordinance 90-10.

b. Subdivision Ordinance (Exhibit C)

- i. Clarify that 75 percent of the 1,500 maximum house sizes are to be restricted to Moderate Income households and the remaining 25 percent to be restricted to Low Income households. (Table 3 & Map figure 2).

The most significant program is the development of the R3 zone (Exhibit B-2). The following features are highlights to this new zone district:

- Maximum density of 15 dwelling units per acre
- Use Permit requirement for any project that generates less than 15 dwelling units per acre
- Unit sizes and mixture of sizes as follows:
 

✓ Studio and/or one bedroom	20 to 30 percent
✓ Two bedrooms	40 to 60 percent
✓ Three or more bedrooms	10 to 30 percent
- Ministerial approval process subject to architectural, landscape and lighting design review by the Architectural Review Committee
- Site development and basic architectural standards included in R3 zone district
- Site development standards applicable to each property to be rezoned

The implementing programs also include lighting standards (Exhibit B-9). This new development standard would apply throughout the City, but it is particularly needed as part of the ministerial review process for the R3 zone.

Attachments

Exhibit A  
Exhibit B  
Exhibit C